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72-34

ANTHONY POULIN

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of Winslow, Kennebec County, Maine
(XXXXXXXXXX), for consideration paid, grant to LEO F. POULIN CO., a corporation organized
by law and located at Fuller Street, Winslow, Maine
sk
with Warranty Covenants
the land in Waterville, Kennebec County, State of Maine, bounded and
described as follows, to wit:

TRANSFER
TAX
PAID

Lot #1 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by
K & K Land Surveyors, Inc. dated July, 1986 and recorded in Kennebec
Registry of Deeds File #E-87010.

Being part of the premises conveyed to the herein grantor by deed from
Robert A. Rosenthal dated September 24, 1986 and recorded in Kennebec
Registry of Deeds Book 3031, Page 300.

This conveyance is made subject to the following restrictions, numbered
1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.
8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantor herein does not hold himself responsible for enforcing the foregoing restrictions.

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jointly and severally and to their heirs by descent and to their assigns

noted and acknowledged

Witness my hand and seal this

27th day of May 1988

Anthony Poulin

The State of Maine

Kennebec

ss.

MAY 27 1988

Then personally appeared the above named Anthony Poulin

and acknowledged the foregoing instrument to be his free act and deed,

Before me,

E. William Stackmeyer
Justice of the Peace - Attorney at Law - Notary Public

NOTARY PUBLIC
REGISTER OF DEEDS

1988 MAY 26 AM 9:00

RECEIVED KENNEBEC SS.